

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 5

Property ID: R22023

Property Information

property address: 708 N WASHINGTON AVE

legal description: CITY OF BRYAN, BLOCK 14, LOT 6 & 7 (N 57.5' OF)

owner name/address: GILBERT, LARRY

PO BOX 1920

BRYAN, TX 77806-1920

full business name:

land use category:

type of business:

current zoning: C2

occupancy status:

lot area (square feet): 6612

frontage along Texas Avenue (feet):

lot depth (feet): 115

sq. footage of building: 1490

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards  
58ft.

Improvements

# of buildings: 1 building height (feet): 18 # of stories: 1

type of buildings (specify):

building/site condition: 2

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) north side, front side  
fr = 8 / str side = 8 / prop side = 16 / rear = 83

approximate construction date: accessible to the public: ☐ yes ☒ no

possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

# of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☐ no parking spaces striped: ☐ yes ☐ no

# of available off-street spaces:

lot type: ☐ asphalt ☐ concrete ☐ other

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☐ no

landscaped islands: ☐ yes ☐ no

**Curb Cuts on Texas Avenue** *N/A*

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: *Minimal - just trees, yard very unmaintained  
grass feel as well!*

**Outside Storage**

☒ yes ☐ no (specify) *tires, toys, wood pallets*  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? *N/A* ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

**Other Comments:**

*Can parked in yard, trash in yard*